

Planning Report

Thursday, September 1, 2016

The Overlook

Case Summary

Agenda Item	1
Case Number	16-062INF
Proposal	A 3.8-acres subdivision with 15 single family lots and a proposed density of 3.9 units/acre on a site located in Washington Township.
Request	Review and informal feedback regarding an increase in density for this use prior to pursuing formal Annexation into the City.
Site Location	6004-6076 Dublin Road Located on the east side of Dublin Road, south of Marion Street and north of Longview Drive.
Owner/Applicant	Bethel Development Inc., represented by Roger Simmons
Case Manager	Nichole Martin, Planner I (614) 410-4635 nmartin@dublin.oh.us
Planning Recommendation	Discussion and Feedback

Proposed Discussion Questions

1. Is the proposed land use and overall density appropriate?
2. Is the proposal sensitive to the natural setting and the character of the surrounding development pattern?
3. Does the proposed site layout provide adequate pedestrian connections and open space?
4. Other considerations by the Commission.



Facts

Site Area	± 3.8 acres
Zoning	Washington Township, R-SR, Suburban Residential District
Surrounding Zoning and Uses	The land to the east is along the banks of the Scioto River and located in the jurisdiction of the City of Columbus'. To the north is the Karrer Place subdivision, zoned R-2, Limited Suburban Residential District. Located on the west side of Dublin Road are the South Civic, Longview, and Gould subdivisions predominately zoned R-2 with select parcels zoned R-4, Suburban Residential District. To the south are two single-family homes located in the R-1, Restricted Suburban Residential District.
Site Features	<ul style="list-style-type: none"> • The site is currently not within the boundaries of the City of Dublin • Comprised of five separate parcels with two separate, existing, single-family residences with associated driveways and small accessory structures • Approximately 500-feet of frontage along Dublin Road • Cosgray Creek runs along the site's northern edge • Slopes ±10 from the west, along Dublin Road, to the east, toward the river • A small portion of the northwest corner of the site is located within the 100 year floodplain
Neighborhood Contact	Staff has encouraged the applicant to reach out to adjacent neighborhoods to introduce this proposal and provided HOA contact information. The applicant has indicated that meetings were conducted but has not provided a summary to staff.

Details

Informal

Proposal	This is a proposal for informal review and feedback on a potential development for 15 single-family homes located on individual lots accessed off Dublin Road by a common circular drive with an associated common open space, proposed to include landscaping and paths, and located within the center of the circular drive.
Use	Under the Township's zoning, low density residential development is permitted on the site. Upon annexation to the City of Dublin, the site would immediately be assigned the R, Rural Zoning District, which permits residential development on lots of a minimum size of 40,000 square feet, or four lots for this site. The property must be annexed into the City prior to any formal application consideration.

Details

Informal

Layout



The conceptual site plan depicts 15 single-family lots located on individual lots accessed off Dublin Road by a circular drive. The proposed lots vary in size, but are generally 50' wide and 110' deep. A common open space with associated landscaping and paths is shown located within the center of the circular drive. The applicant has indicated it will likely be passive space, but provide an amenity for the residents. Additionally, the plan shows a landscape buffer and stone wall along the length of the Dublin Road frontage. At this informal stage, the plan shows no accommodations for stormwater management or sidewalks.

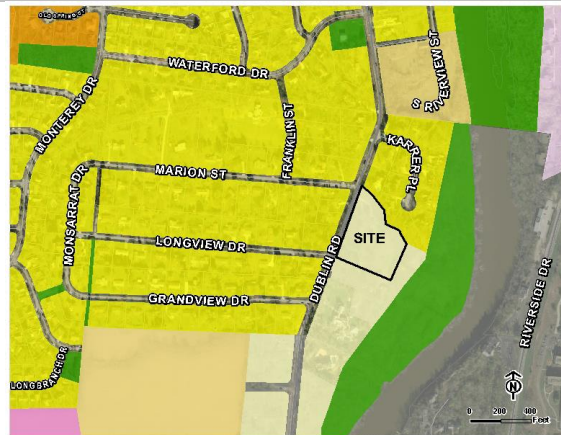
Community Plan

The Community Plan addresses sites within the City's planning area which exceeds the corporate boundary of Dublin.

The Future Land Use Map in the Community Plan

designates the area as Suburban/Rural Residential, which is described as land appropriate for, *"Residential development used to accommodate environmentally sensitive areas or sites affected by physical features. Homes may consist of single-family structures on larger lots ranging from 1 to 2 acres or larger or in developments that preserve open space and natural features by concentrating development in open areas. Sites may include public utilities or on-site services where public utilities are unavailable."* The Future Land Use designation is consistent with the properties to the south.

The properties to the north and east are designated Suburban Residential – Low Density, which also permits single-family *"lot sizes that commonly average 0.25-acre. Public services are necessary, and larger projects may include a mix of densities that together do not exceed the average density."*



- Parks/Open Space
- Suburban Residential Low Density
- Suburban/Rural Residential
- Mixed Residential Low Density
- Standard Office/Institutional
- Neighborhood Office/Institutional
- Suburban Residential Medium Density

Density

The conceptual proposal is for 15 lots located on 3.86-acres, which results in a

Details		Informal
	<p>density of 3.88 units per acre. Dublin's Future Land Use Map recommends a density range of 0.5 to 1 unit per acre, which would permit a maximum of four lots on this site, which would meet the Dublin zoning of R, Rural. The materials include a typical lot layout, which shows the anticipated building footprint and outdoor amenities. Lot coverage for this type of development pattern generally exceeds the Code limit of 45%.</p> <p>Density of existing neighborhoods to the north and west is approximately 1.5 units per acre. To the south are two homes located on larger lots inside the City, but not developed as part of a subdivision.</p>	
Architecture	<p>At this time, the architectural character and detailing is conceptual. The applicant has indicated the style will incorporate traditional architectural themes with colors, materials, and details that are responsive to the site's proximity to Historic Dublin.</p> <p>The proposed architectural elevation depict two-story homes with front-loaded garages and a variety in building materials and design details including varying rooflines, dormers, window detailing, and garage doors treatments.</p> <p>The applicant has indicated the proposed patio homes will be geared toward an empty-nester market with layout featuring first-floor main bedrooms and first floor amenities. Each home will have private outdoor space, but anticipates the majority of site will be maintained by the Home Owner Association.</p>	
Traffic & Access and Stormwater Management	<p>The proposal will require rezoning of the property to accommodate the proposed development. At that time, a full traffic study and stormwater report are required to be submitted to the City for review. At this stage, the plans do not include stormwater management facilities or sidewalks.</p>	

Analysis		Informal
General	<p>Planning recommends the Commission consider this proposal with respect to the proposed density, architectural concept, signs and compatibility with surrounding development. The following analysis provides additional details.</p>	
<p>Density <i>Discussion Questions</i> 1. Is the proposed land use and overall density appropriate?</p>	<p>The proposed land use is consistent with adjacent residential uses and the type of use (Suburban/Rural Residential) shown in the Community Plan. The maximum density in the Community Plan for the Suburban/Rural Residential category is one unit per acre, or a maximum of three units for this site. The surrounding neighborhoods have an average density of 1.5 units per acre.</p> <p>As proposed, 15 units for the 3.8-acre site is 3.88 units per acre, exceeding both the Community Plan recommendation and the densities of the surrounding neighborhoods.</p>	

Analysis	Informal
	<p>While there have been discussions at City Council regarding additional housing options for the empty-nester market and the Community Plan Land Use Principles speak to the creation of a wider range of housing choices, the Plan also speaks to the preservation of rural character in certain areas of the community. Densities greater than two units per acre in the Plan in southwest area of the city and the Bridge Street District.</p>
<p>2. Is the proposal sensitive to the natural setting and the character of the surrounding development pattern?</p>	<p>The Community Plan contemplates the Suburban/Rural Residential land use category for development that occurs on environmentally sensitive sites or sites affected by natural features. Both of which are the case for this site. In addition, the character of the surrounding neighborhoods provides more open space for each home as lot sizes are generally larger and lot coverages lower.</p>
<p>3. Does the proposed site layout provide adequate pedestrian connections and open space?</p>	<p>The applicant has indicated the proximity to Historic Dublin as primary driver and inspiration for the proposed development. The site layout depicts a neighborhood scale open space with internal walking paths. Staff has requested further consideration be given to providing traditional sidewalks within the development.</p>

Recommendation	Feedback
<p>Summary</p>	<p>The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this proposal with respect to the Community Plan in terms of use, and compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.</p>
<p>Discussion Questions</p>	<ol style="list-style-type: none"> 1. Is the proposed land use and overall density appropriate? 2. Is the proposal sensitive to the natural setting and the character of the surrounding development pattern? 3. Does the proposed site layout provide adequate pedestrian connections and open space? 4. Other considerations by the Commission.